

Burfield Avenue

Loughborough, LE11 3AZ

John 
German





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£800,000

This stunning and one of a kind property offers a wealth of space and fantastic views to the rear aspect. Boasting an enviable position, within easy reach of the town's amenities as well as university. Offered to market with no upward chain.



This truly special property is a must see. Having a wealth of standout features, it is positioned in the heart of Loughborough, having easy access to amenities as well as transport links – and enjoys a private rear aspect overlooking Ingle Pingle Pond to the rear. Set back from the road, this executive property has been extended to provide ample space for modern family living. The tarmac driveway provides parking for multiple vehicles, with there also being an integral double garage presenting additional parking/storage space.

The overhead timber framed porch provides a sheltered approach to the front door, opening to an internal porch with a further door to the hallway.

From here, stairs rise to the first floor and doors lead off to the downstairs accommodation.

Offering versatile and family friendly living, the ground floor enjoys two separate reception rooms as well as an open plan kitchen/living/dining room.

The lounge is a sizeable space having a fireplace offering a focal point. Patio doors provide views out over the beautiful rear garden with an internal window to the garden room having fitted shutters.

The second of the reception areas is the study/garden room. Providing a functional and attractive space for home working, the adjacent garden room has patio doors as well as skylights to the ceiling and is a delightful spot to sit and enjoy a morning coffee whilst looking out over the garden.

Undoubtedly the heart of this home is the living kitchen. Maintaining an open plan layout well suited to modern family living, there is a seating area with patio doors and fitted shutters. Opposite, the kitchen comprises an array of wall and base level storage units and work surface, incorporating a breakfast bar, with appliance space for a range style cooker and American fridge/freezer. The one and a half bowl sink and drainer unit is positioned beneath the double glazed window to the front aspect.

The adjacent dining area offers a more formal space, boasting another set of patio doors which allow natural light to flood in.

From here, there is access to the generously proportioned pantry and also the rear lobby/utility – which provides appliance space with plumbing for a washing machine, as well as an additional sink.

The downstairs shower room is comprised of an enclosed shower cubicle, wc, hand wash basin and heated towel rail.

Heading up to the first floor, there are five bedrooms of varying proportions. Four of which are comfortable doubles with the fifth being a single – currently utilised as a dressing room.

The largest of the bedrooms on this floor has the benefit of a Juliet balcony enjoying the fantastic rear aspect, and also its own en suite bathroom – hosting a freestanding bath, enclosed shower cubicle, wc, hand wash basin and heated towel rail.

There is another en suite bedroom on this floor, with the remaining three being serviced by the family bathroom which is part tiled and comprised of a white suite, with panelled bath and shower over, pedestal hand wash basin, low level wc and heated towel rail.

Continuing up to the second floor, the landing is open to the dedicated study/office – providing a dedicated home working space. This room could also be well suited for use as a nursery or dressing room as required – highlighting the versatility this family home offers.

Also on the second floor is the principal bedroom. With the Juliet balcony offering superb views out over the mature rear aspect and towards Ingle Pingle Pond, the bedroom not only has eaves storage but also its own walk in wardrobe and en suite bathroom with skylight to the ceiling.

Outside, the large landscaped rear garden is a beautiful space. Featuring a patio with bespoke overhead sail shades it is truly a fantastic space for entertaining guests and making the most of warm summer evenings.

The lawn is flanked by mature and planted borders hosting a variety of flowers and shrubs, with the central rockery having another patio area.

There is a garden shed, and cosy summerhouse – which is available for inclusion in the sale by separate negotiation.

In addition to the integral double garage, the property has an additional garage to the side, which can be accessed from both the front and the rear.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Charnwood Borough Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JG A29032024







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

3021.2 ft²
280.68 m²

Reduced headroom

57.7 ft²
5.36 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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